

QUESTIONS & ANSWERS

Facilitated by Katie Heer, Charlotte Water

Answered by Stephen Scott, Charlotte Water, and Mike Osborne, Black & Veatch

61 participants: 57 questions

Q1: Several years ago you guys came to my house and told me the creek along my house was going to be revamped (take all of the curves out) to prevent flooding. Is this part of this new project as well? where do we stand on what was promised years ago?

A: This sewer project is unrelated to any other City or County projects along the creek, for example stream restoration or flood mitigation stormwater projects.

Q2: Will the existing easements be reappropriated back to the owners after they are filled with slurry

A: No.

Q: When will Phase 3 easement discussions begin?

A: Later this year.

Q: Will the current easement, new permanent easement, and temporary easement all require trees to be cut down?

A: For new and temp easement, yes. Largely that is the case.

Q: As a part of easement acquisition, is it your intent to show homeowners the specific construction plans for location of manholes, etc.?

A: Yes, plans are shared during that time.

Q: Are there new maps showing easements, my original did not have a construction temp easement?

A: Generally, if you were shown an easement map without a temporary it means one wasn't needed.

Q: Has any consideration been given to existing wildlife in the affected areas? Specifically, those that live in trees such as owls and other birds.

A: Yes, part of the field investigation is to look at the environment and work through state regulatory agencies to look at potential environmental impacts to wildlife.

Q: Can large growth trees be planted in the old easement after it is out of use?

A: No, City of Charlotte has policy around what can and cannot be planted in easements after construction, which restricts trees and plants with an invasive root system. Gardens, crops, shrubbery and ornamental trees with shallow roots are acceptable within an easement, but not directly over the pipe. You can access the [landscaping guidelines here](#).

Q: Gulf Coast mentioned that a pre-construction assessment would be performed to pick up any improvements a homeowner might have made between initial appraisal and start of construction?

A: We had survey crews looking for various improvements like sheds and porches during recent field walks, but there's no guarantee that we would know about any improvements prior to construction as it relates to permanent and temporary easements.

Q: How will equipment get onto the easements?

A: Crews will access from public rights-of-way onto the easement areas and work within the easement areas.

Q: When phase 1 construction begins will all properties be under a construction zone throughout phase 1 or once a property is complete will the restoration immediately begin?

A: When construction for a phase begins the entire phase is considered a construction zone during duration of work. That said, there will be gaps between construction and restoration.

Q: How long can we expect equipment be in one location on the easement? Will equipment be parked on easement for long periods of time?

A: Generally, equipment will not be parked for long periods of time.

Q: When will the plans for manhole points and surveys be finished and provided to owners for phase 2 properties?

A: Plans are in final review with Charlotte Water and should be available once finalized.

Q: Who is responsible for upgrades that may be required for the homeowner's property waste line due to this project?

A: If a lateral is connected to the existing wastewater line, we will move it over to the new line.

Q: It appears that a 40-foot width to be clear cut for the easement and temp easement. What will the city do keep this from becoming a “green space” and people using it to walk/ride bikes. This is private property, not public property.

A: A lot of existing fences in place and will be reinstalled once the project is completed. The City has no plans to build a greenway on this project alignment.

Q: We have many trees that provide privacy to our property. If they are cut down on the easements, are there any plans to replant trees along with the grass seed?

A: Short answer, no. Strict policy on what’s allowed back in the easement and trees are not allowed, generally smaller plants without invasive root systems are allowed. You can access the [landscaping guidelines here](#).

Q: How are you accessing the phase lines, through main roads through public property or will any tangential access have to occur through private/homeowner property?

A: Public rights-of-way only onto easements.

Q: How do we get information about the easement and your plan on our specific parcel?

A: Property owners will be contacted by Gulf Coast Real Estate representatives.

Q: How far in advance of construction work starting will materials begin to arrive?

A: Generally, close to the time when construction begins.

Q: Will chain-link fencing be put up in our backyard. We have young children and are thinking about safety.

A: Typically, that is not done. What’s typically installed is a silt fence to demarcate the construction zone.

Q: What types of plants CAN be in the old and new easements? Is it the same criteria for both?

A: Trees and plants with an invasive root system are restricted. Gardens, crops, shrubbery and ornamental trees with shallow roots are acceptable within an easement, but not directly over the pipe. You can access the [landscaping guidelines here](#).

Q: When will Phase 3 be notified of where the construction and temporary easements will be?

A: That will be later this fall, as we complete the phase 3 plans and complete the easement maps.

Q: Will you replace any property corners destroyed during construction?

A: Yes.

Q: Will there be set hours of construction during the day? Will construction take place on weekends?

A: Work will occur weekdays during typical daylight working hours. At this point, we don't expect to work on evenings or weekends. If anything changes, residents and businesses will be notified prior to any extended work hours.

Q: Do you have an anticipated completion date for Phase 3?

A: Not at this time.

Q: How long will it take, in general for the repairs in streets to be completed. For example Murrayhill road at Vincent

A: Generally, it could be as short as 1 day or could be 3-4 weeks, depending on the extent of the repair required.

Q: How does blasting affect the foundation of older homes? Most all of these homes were built in the 1950's?

A: Any existing structural concerns will be identified in a pre-blast survey. We do not anticipate any damage to foundations as it's a standard method of construction using small, controlled blasts.

Q: What is the expected duration of Phase 2 to point of restoration?

A: Phase 2 construction is anticipated to be 12 months, restoration will follow in groups behind the installation of the pipe.

Q: When is phase 3 construction expected?

A: It's expected to be at least a year out. We are still working on developing that schedule.

Q: We have been told that fences will be removed by contractor and put back by contractor. i assume that they are setting the fence material aside and reinstalling the same material? Is there a warranty to the work?

A: Yes, there's a 1-year warranty on contractor's work and it will be restored to pre-construction conditions.

Q: Is there an opportunity, or is it possible, to add a new/additional sewer service line for a planned accessory dwelling unit on the property?

A: Not through this project; it would be through a different division within Charlotte Water.

Q: How can we expect to receive contact from the Easement Acquisition Team?

A: The first contact is through mail by the Gulf Coast Real Estate team.

Q: We were asked and have been told if you have a fence that is used for pets, etc. that a fencing measure will be installed...this is counter to your previous answer.

A: For properties with pets, we can install a pet containment fence during construction. This should be discussed with Real Estate personnel during the easement acquisition process.

Q: The planned easement runs through the center of our backyard. We will not be able to access the lower half of our yard. Will we have access to that part of the yard. If not, who will maintain this area of the property?

A: After construction, this area will be accessible to property owners and can be maintained.

Q: Will there be further public presentations with Q&A as work begins on various phases?

A: Yes, throughout the project and in addition to other communications (direct mail, website, through homeowner/neighborhood associations).

Q: During the easement negotiation phase, are the loss of mature trees and privacy considered when compensating the parcel owner for the easement? Couldn't this have a dramatic adverse effect on the value of the property?

A: Yes, the value of mature trees are considered during the easement process.

Q: Do we need to worry about sink holes with the current project or the existing pipes that are going to be left in the ground?

A: No.

Q: How far in advance of construction will trees and brush be cleared?

A: This will vary based on where you are along the construction phase; if you're at the end of a phase, clearing may occur well in advance of construction.

Q: Any information on payments to owners? When does this happen in the process?

A: Owner payments are made upon completion of an easement agreement.

Q: Specific plan that lets homeowners know they'll be affected?

A: Yes, through easement acquisition outreach.

Q: Regarding repair contractors using my driveway. It is not a city easement; how should we handle when approached by the contractors.

A: Unless included in the easement, driveways are not included. You can inform them that is the case and request that they relocate to public right of way or the designated easement area.

Q: Are there two separate payments: one for the easement rights and one for the easement option?

A: Yes, there are two payments.

Q: Many of us received notice just yesterday, can you work on dropping notice in the mail earlier given slow delivery?

A: Yes, our intent is to send notice well in advance, but had some issues with the mailing process; we apologize for the short notice and will give ample notice in the future.

Q: What is the difference between the easement acquisition and easement option? Does everyone get both?

A: Easement acquisition is the whole process of obtaining an easement for construction of this project. An easement option is an agreement made early in the process of easement acquisition that offers flexibility when obtaining final easements. Not everyone will receive both.

Q: Maybe we can create an email list to subscribe for updates and not just rely on mail?

A: We will look into using an email platform to send out emails to a database in the future.

Q: How can the design be finalized before the easement is negotiated?

A: The majority of project parallels the existing alignment.

Q: Is the easement permanent or will the land be transferred back to homeowners upon completion?

A: Two types: Permanent easement remains permanent. Temporary will revert back.

Q: Will the City provide us a new survey of our property, and provide corner irons for our property?

A: Yes, that accompanies the easement agreement.